

Key: 2858

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.449

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HOGAN WILLIAM G & LAUREN A 419 N CENTRAL ST E BRIDGEWATER, MA 02333				63-84-0				419 N CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOGAN WILLIAM G & LAUREN				09/23/2016	QS	429,000	47499-245				
OHARE KEVIN M &				06/08/2007	A	1 34646-200					
OHARE KEVIN M				12/17/2003	H	1 27241-130					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
974	04/12/2005	6	CYCL GROWTH		08/28/2017	SD	0	0
118	07/14/2003	51	FIELD REVIEW		07/05/2017	PW	0	0
		51	FIELD REVIEW		09/10/2013	LF	0	0
		3	ALTERATIONS	11,500			100	100
		8	POOL	18,000	06/07/2004	CAP	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,250 3	1.00	100	1.00	100	1.00	188,000	1.84	100	1.00	3 1.00	168,740

TOTAL	21,250 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	168,700	153,500
Inf1	FACTOR 100		BUILDING	375,200	355,300		
Inf2	PHY 100		DETACHED	19,500	18,500		
			OTHER	0	0		
					<b>TOTAL</b>	<b>563,400</b>	<b>527,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PLH	-	0.90	60 0.40		600	34.26	8,200
SHF	A	1.00	40 0.60	2002	200	20.44	2,500
IPV	A	1.00	30 0.70	2003	648	19.48	8,800

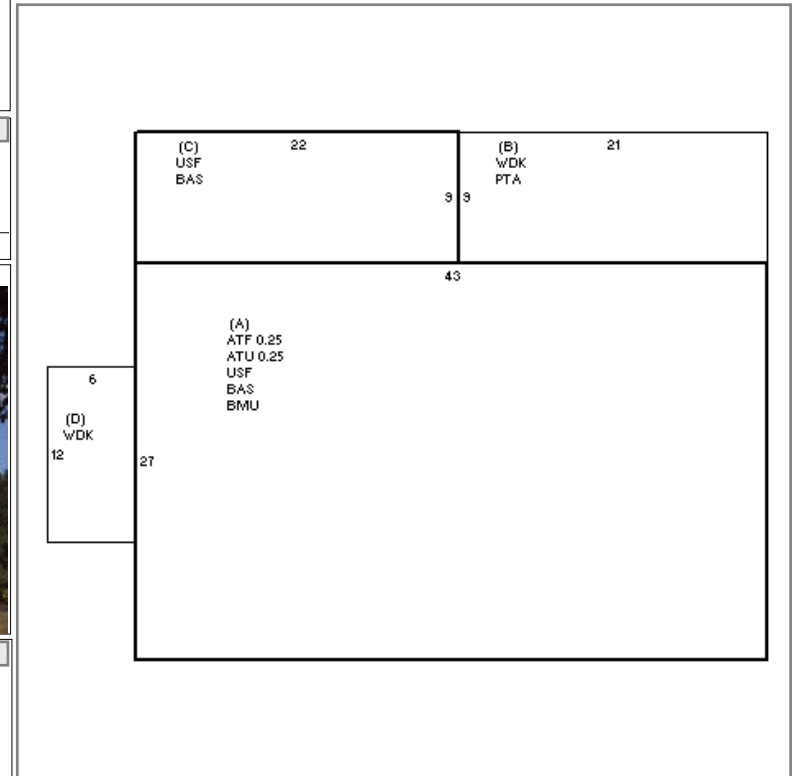
PHOTO 08/29/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2017	SD
MODEL	1		RESIDENTIAL	LIST	6/3/2005	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1742	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,008	DETAIL ADJ	1.009	FOUNDATION	5	BRICK/STONE	1.00
\$NLA(RCN)	\$160	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2.5	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6	\$4,117		ARPUD	0		1.00
# UNITS	2	1.10		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480,972
A	BMU	N	BSMT UNFINISHED	1,161		37.34	43,348	CONDITION ELEM CD	
+	USF	L	UPPER STORY FIN	1,359	1742	135.29	183,855	EXTERIOR	
A	ATU	N	ATTIC UNF	290		30.30	8,787	INTERIOR	G
A	ATF	L	ATTIC FINISH	290	1742	96.32	27,932	KITCHEN	G
B	PTA	N	PATIO	189		12.50	2,363	BATHS	G
+	BAS	L	BASE AREA	1,359	1742	148.88	202,322	HEAT	U
+	WDK	N	WOOD DECK	261		31.60	8,248	ELECT	U

EFF. YR/AGE	1996 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$375,200